



Maidwell Close, , Wigston, LE18 3WU

- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- GENEROUS LOUNGE
- DINING ROOM
- ENCLOSED GARDEN AND SUMMER HOUSE
- EXTENDED DETACHED FAMILY HOME
- FOUR PIECE BATHROOM SUITE AND DOWNSTAIRS WC
- KITCHEN BREAKFAST ROOM
- GARAGE WITH ELECTRIC UP AND OVER DOOR
- DRIVEWAY

£390,000



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DESCRIPTION

Welcome to this delightful detached home located in the sought-after cul-de-sac of Maidwell Close, Wigston. This property boasts three reception rooms with one being utilised as a home office, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, there is ample space for a growing family.

The property features a spacious four-piece family bathroom suite, ensuring comfort and convenience for all residents. The southerly facing garden is a delightful spot to enjoy the sunshine and perhaps indulge in some gardening or outdoor dining.

With a generous 1,412 sq ft of living space, there is plenty of room to make this house your own. The parking area for four vehicles is a real plus and adds to the convenience of this property. Additionally, the scope to further extend the house provides an exciting opportunity to tailor the space to your specific needs and desires.

Don't miss out on the chance to own this lovely property in a desirable location. Call your local Hunters estate agents Wigston today to arrange a viewing and envision the possibilities that this house holds for you and your family.





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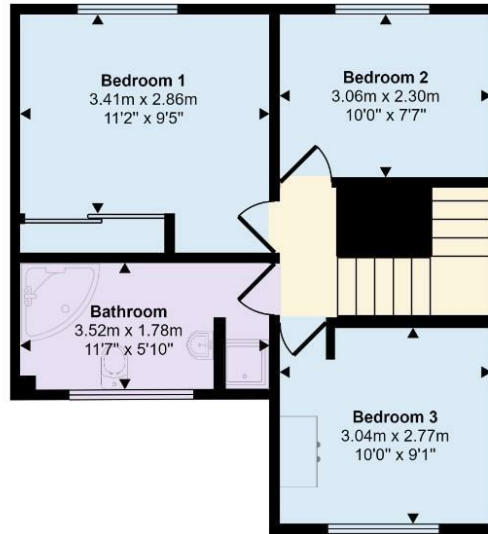
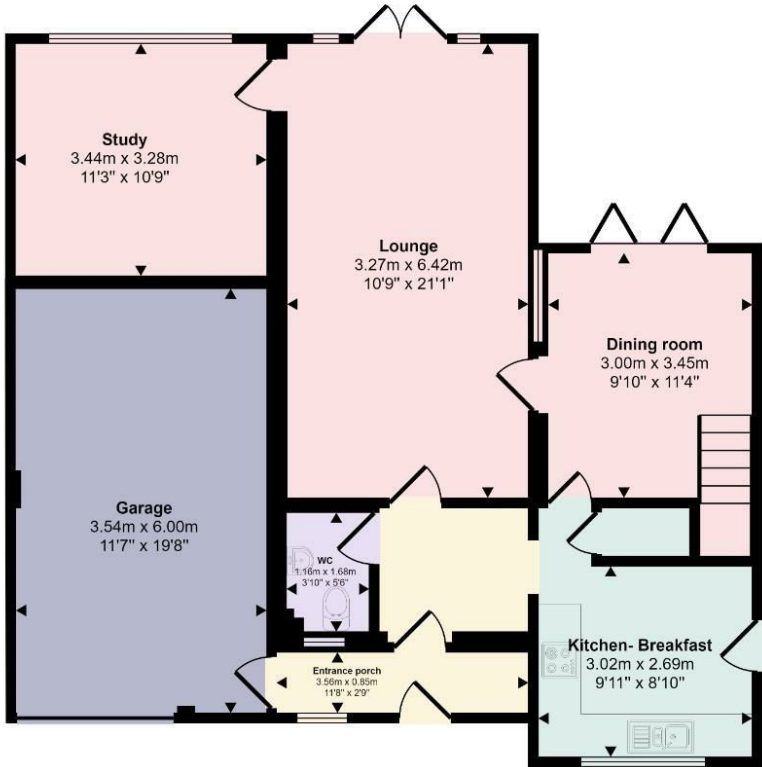


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Approx Gross Internal Area
131 sq m / 1412 sq ft



Ground Floor
Approx 90 sq m / 968 sq ft

First Floor
Approx 41 sq m / 444 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings

Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

